

ORDINANCE NO. 2004-

BE IT ORDAINED that the Catawba County Code of Ordinances, Chapter 44, Zoning, Article XIII. SPECIAL DISTRICTS, DIVISION 7. TERRELL HIGHWAY COMMERCIAL (THC) (SPECIAL DISTRICT –6) is hereby deleted and replaced in its entirety with the following:

DIVISION 7. MIXED-USE CORRIDOR-OVERLAY (MUC-O) (SPECIAL DISTRICT-6)

Purpose: This district creates standards relating to building form, design, signage, landscaping, parking, access management, and appearance for highway corridors in the County.

Sec. 44-810. Plan Consistency

The MUC-O overlay district is established to implement the following Small Area Plan land use categories:

- (1) Sherrills Ford Village/Mixed Use
- (2) St. Stephens/Oxford Mixed-Use, Neighborhood Commercial/ Office-Institutional and Mixed-Use Corridor designations

These districts may be used to accomplish one or more of the following public purposes:

- (a) Provide a mixed-use corridor with connections to a Village District;
- (b) Provide a walkable mixed-use area that is inviting to pedestrians and convenient for the traveling public;
- (c) Establish higher development standards along major road corridors in the County;
- (d) Provide a mixture of commercial, office and residential uses; and
- (e) Establish building form and architectural standards compatible with the historical character of the area.

Sec. 44-811. Boundaries

Where any uncertainty exists with respect to the boundary of any district as shown on the zoning map, the district is deemed to extend from the edge of the right-of-way of the Corridor Road as designated in the Ordinance which created the MUC-O. If the Ordinance does not indicate otherwise, both sides of the road are considered a Corridor Road. For purposes of this section, the following road segments are designated as Corridor Roads:

- (a) NC Highway 150 from Slanting Bridge Road (SR 1844) to Marshall Road extending 500-feet from the edge of the right-of-way on both sides of Highway 150, referred to as the “Terrell Highway Commercial District.”

- (b) NC Hwy. 16 North from the planning jurisdiction of the City of Conover to 1000-feet north of the intersection of C & B Farm Road (SR 1487) extending 1000-feet from the edge of the right-of-way on both sides of Hwy. 16, referred to as the “Greater Rock Barn Economic Development District.”
- (c) Rock Barn Road (SR 1709) from the planning jurisdiction of the City of Conover to 3500-feet north of the intersection of St. Johns Church Road (SR 1712) extending 1000-feet from the edge of the right-of-way on both sides of Rock Barn Road, referred to as the “Greater Rock Barn Economic Development District.”

Right-of-way, as referenced above, is defined as the land within the legally defined property whose title vests in the State and is designated or intended for highway purposes.

Sec. 44-812. Applicability

- (a) This Section applies to all land designated as the MUC-0 on the zoning map.
- (b) Except as provided in subsection (d), below, the MUC-0 district applies to the extent that there is any inconsistency between the MUC-0 district and the underlying general or special use district.
- (c) This Section applies to any of the following activities within the MUC-0 district:
 - (1) any change of use;
 - (2) any minor or major expansion to an existing commercial structure (as noted in Table 44-812-1);
 - (3) any development of vacant tracts that occurs after the effective date of this Section;
 - (4) any subdivision of land.
- (d) This Section does not apply to existing single-family, site-built or manufactured homes or duplexes that are used for residential purposes. Additions to such structures or accessory uses are permitted subject to the zoning requirements of the district and § 44-88. Existing single-family, site-built or manufactured homes and duplexes that are partially or fully destroyed may be rebuilt or repaired as a matter of right. If a tract of land is vacant at the time this Ordinance is adopted, a single-family home may be constructed on the property as a matter of right subject to other applicable zoning regulations contained within this Ordinance.
- (e) The applicant may propose actions, designs, or solutions (hereinafter “alternative standards”) that are not literally in accord with this section. Alternative standards may be approved provided that they comply with the spirit of the regulations in

the particular case, and that the public purposes of this Section are satisfied to an equivalent or greater degree.

- (f) Compliance with this Ordinance is required in accordance with Table 44-812-1.

Table 44-812-1 Compliance Table, MUC-0 District

Y = Compliance with all applicable standards required R = Retrofit to the extent practical required										
Existing Building Expansion (minor): Expansion to buildings less than or equal to 25 percent of the current leasable/heated area.										
Existing Building Expansion (major): Expansion to buildings greater than 25 percent of the current leasable/heated area.										
	Sec. 44-815	Sec. 44-816	Sec. 44-818	Sec. 44-819	Sec. 44-820	Sec. 44-821	Sec. 44-822	Sec. 44-823	Sec. 44-824	Sec. 44-825
	Site standards	Building design standards/site appearance	Driveway connection/ access management	Streetscape landscaping	Buffering and screening	Landscaping of parking areas	Parking	Pedestrian design	Site lighting	Signs
Parking Area Expansion (minor 12-24 spaces)	N/A	N/A	R	R	R	R	R	R	R	N/A
Parking Area Expansion (major 25 or more spaces)	N/A	N/A	R	R	Y	Y (for new spaces only)	Y	R	Y	N/A
Change of use	R	R	R	R	R	R	R	R	R	R
Existing building expansion (minor)	R	R	R	R	R	R	R	R	R	R
Existing building expansion (major)	Y	Y	R	R	Y	Y	Y	Y	Y	Y
New Building Construction undeveloped site (including outparcels)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Sec. 44-813. Site plan required

Any person wishing to develop a lot or parcel in the MUC-0 is encouraged to have at least 5-acres incorporated into an integrated development site plan. Submittal of a site plan for parcels less than 5-acres that existed prior to the adoption of the MUC-0 District will be considered provided that the development standards in the MUC-0 district are met to the extent feasible. A separate zoning site plan shall be submitted showing applicable Ordinance requirements. An architectural plan shall also be submitted indicating compliance with the applicable building design and site standards.

Sec. 44-814. Uses

- (a) Uses allowed in the MUC-0 District are those that would typically occupy smaller scale commercial/retail/office type uses where the general public would utilize specific goods and services.
- (b) The uses permitted in the C-1, C-2, and O-I districts as shown in Table 515-1 are permitted in the MUC-0 District. In addition, multi-family development is permitted to the extent that it is a portion of a mixed-use project and does not comprise more than 50 percent of the gross square footage of the overall development. A family subdivision, as defined in Section 36-2 of the Subdivision Ordinance, is allowed provided that no more than two driveway cuts and/or rights-of-ways are created which connect to the corridor road. Where the tract of land has 1000 feet or more of corridor road frontage, a family subdivision will be allowed up to three driveway cuts and/or rights of way connecting to the corridor road.
- (c) The following uses are prohibited in the MUC-0 District:

Amusement park/services	Equipment rental	Movie theater (drive-in)
Armory	Farm supplies	Municipal garage
Auto repair or auto service shops	Firing/shooting range (indoor)	Open storage
Auto sales, storage or salvage yards	Flea market (indoor)	Par-three golf
Auto, truck, boat and motorcycle sales	Golf driving range	Pawnshop
Automatic bank teller (free standing)	Greenhouse, commercial	Radio and television studio
Baseball hitting range	Motel	Rental of domestic vehicles
Billiard or Pool hall	Industrial supplies and equipment	Roadside stand, commercial
Boardinghouse, rooming house	Lawn and garden	Sanitarium and mental institution
Bus terminal	Lumber and building materials sales	Subdivision of land for non-family, single-family residential uses
Campgrounds	Manufactured/modular home and recreational vehicle sales	Telecommunication facilities, wireless
Carwash (free standing)	Manufacturer's showroom	Television and/or radio tower facilities
Cemetery, human public	Marina and dry storage facilities	Warehouse

Cemetery, pet	Miniature golf	Wholesale distribution
Circus, carnival and fair	Mini-warehouse	Wood waste grinding operations
Dragstrips or racetracks	Monument sales	Wood waste grinding operation, temporary offsite
Drinking establishments/ nightclubs	Motor vehicle repair, major	Zoo
Drive-thru windows	Motor vehicle repair, minor	

Sec. 44-815. Site standards

(a) *Scope*

The standards and regulations in this section should be adhered to for all development in the MUC-0 District:

(1) *General Provisions:*

- a. Long-range plans.* It shall conform to all long-range plans concerning such issues as road building and utility extensions.
- b. General site design.* In general, the site design shall attempt to reduce cut and fill; protect groundwater resources; avoid unnecessary paved surfaces; provide adequate access and promote visual attractiveness.
- c. Suitable sites.* The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site, free from the probability of flooding, erosion, subsidence or slipping of the soil, or other dangers. Conditions of soil, groundwater level, drainage and topography shall all be appropriate to both the kind and pattern of use intended.
- d. Unified site planning.* If appropriate to the form of development, lands included in the MUC-0 may be divided by streets, alleys, rights-of-way or easements, but shall be so located, dimensioned and arranged as to permit unified planning and development and to meet all requirements in connection therewith, as well as to provide necessary protection against adverse relationships between uses in the district and uses in surrounding areas.

(2) *Preservation.* Protecting environmentally sensitive land, open space and historical sites should be given high priority in site design. More specifically the following shall be preserved whenever feasible:

- a. Wetlands.* Wetlands as defined through field inspection by the U.S. Army Corps of Engineers.
- b. Floodplains.* Lands in the floodplain as identified on Federal Emergency Management Agency flood hazard maps.
- c. Steep slopes.* Slopes in excess of 20 percent over intervals of ten feet or more;
- d. Historic sites.*

(3) *Dimensional requirements for lots within a site plan*

Subdivision of land in the MUC-0 District requires review and approval of a site plan. Individual lots in the MUC-0 District shall conform to Table 44-815-1.

Table 44-815-1 Dimensional Standards, MUC-0 District

Minimum Lot Size	20,000-square feet
Minimum Lot Width	100-feet
Building Setbacks, measured as the minimum distance measured from the edge of the street right-of-way and/or nearest property line to be as follows:	
Front Setback	10-feet
Side Setback (principal structures)	6-feet, or 0-feet for attached buildings
Rear Setback (principal structures)	20-feet or 30-feet if adjacent to a residential use or district
Setback required from Corridor Road	35-feet
Accessory Structures, Side/Rear Setback	0-feet
Encroachments	Canopies and awnings may encroach into the front setback up to 8-feet



Dimensional requirements
for lots in a MUC-0



Setback requirements



Awning encroachment

Sec. 44-816. Building design standards/site standards

Purpose: these standards provide building designs that accommodate diversity in style and building materials striving to define a distinct character while maintaining a high quality of development standards. Buildings are oriented to maximize the convenience of pedestrian walkability. These standards further provide development patterns that avoid the excessive linear expansive rooflines of strip plazas.

(a) ***Building Size***

Individual buildings shall not exceed 65,000-square feet of gross floor area.

(b) ***Street line Preservation***

Where a major and minor thoroughfare is planned to be built or widened and initial roadway design and right-of-way locations have been completed, all building setbacks shall be measured from the expanded right-of-way for these improvements. Future roads or road improvements that are shown on the Greater Hickory MPO Transportation Plan or County Thoroughfare Plan shall be indicated on any subdivision plat, site plan, or zoning compliance permit applications. Buildings and structures shall be located outside the proposed right of way or pavement edge of such improvements where these locations are

indicated on the Greater Hickory MPO Transportation Plan or County Thoroughfare Plan.

(c) ***Type of Construction***

Manufactured, mobile, and metal units shall be prohibited except as may be allowed for temporary office management or storage uses during the construction phase. The use of smooth vinyl, unpainted cinder-block walls, or metal paneling is prohibited, but the use of decorative, split-faced masonry products is permissible. Examples of permissible building materials include masonry, wood, hardiboard, textured vinyl and stucco.

(d) ***Roof Pitch***

Roof pitches less than 3/12 and flat roofs will require a parapet wall. A pitched roof shall be profiled by eaves a minimum of 6-inches from the building face or with a gutter. Gas station canopies shall not have a consistently flat roof. The pitch of the canopy and exterior materials shall resemble the roof of the principal structure .



Gas station canopy with roof form that resembles principal structure

(e) ***Façade Treatment***

Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details shall be used on all facades facing public or private street rights-of-way. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. In order to offer pedestrian interest along sidewalks and paths, the ground level of

any building must include windows, entrances, architectural details and awnings. To encourage a pedestrian-friendly environment, buildings must have windows comprising not less than 30 percent of the wall area facing the public right-of-way. The use of tinted street level windows should be avoided where feasible. Building façades shall be separated at least every 400-feet by either a street or pedestrian amenity.



(f) ***Building Entrances***

- (1) The main customer entrance for a building shall face public or private streets.
- (2) All sides of a principal building that directly face an abutting public street shall include at least one customer entrance.
- (3) Customer entrances shall include at least three of the following. (i) canopies or porticos; (ii) roof overhangs; (iii) recesses/projections; (iv) arcades; (v) raised corniced parapets over the door; (vi) peaked roof forms; (vii) arches; (viii) outdoor patios; (ix) display windows; (x) architectural details such as tile work and moldings which are integrated into the building structure and design; or (xi) integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- (4) Service entrances for shipping and receiving shall not be visible from a public street.

(g) ***Street Walls***

The first floors of all buildings shall be designed to encourage and complement pedestrian-style interest and activity by limiting blank walls to no more than 20-feet in length. A "blank wall" is a facade that does not contain transparent windows or doors. Ventilation grates or emergency exit doors located at the first

floor level in the building facade, which are oriented to any public street, shall be decorative.

(h) ***Site appearance***

The site design and overall appearance should achieve proportionality and connectivity with adjacent sites to the extent possible while recognizing that individual businesses and uses developed within the corridor are separate and have unique characteristics.

(i) ***Underground utilities***

All on-site utilities (electrical, telephone, etc.) shall be located underground unless technical restrictions exist for doing so. Provisions shall be made to significantly reduce the visual blight of any aboveground utilities.

(j) ***Paving materials***

Permitted paving materials for crosswalks, sidewalks, and similar pedestrian pathways include brick, concrete (aggregate exposed finish), cement pavers, brick pavers or materials that are similar in appearance and durability. Breaking pavement patterns is to establish pedestrian spaces, which can be more easily recognized by the motoring public thus increasing a high level of safety for both parties.

(k) ***Outside display/storage.***

No outside display or storage of inorganic product is permitted.

Sec. 44-817. Residential use and design standards

- (a) Multi-family development is allowed to the extent that it is a portion of a mixed-use development and that it does not comprise the majority of the development. Multi-family development can include townhomes, rowhouses, or duplexes.
- (b) The multi-family development shall be connected by vehicular and pedestrian ways to the mixed use commercial and/or office uses.
- (c) To encourage uniformity along a street, consistent setbacks for residential units shall apply.
- (d) Front-loaded garages, where constructed, shall be at least 10-feet behind the primary plane of the front façade of the residential structure.
- (e) On-street parking for multi-family development is allowed and is encouraged to be located adjacent to public open spaces and parks.
- (f) Sidewalks shall be provided on one side of residential streets with a minimum 5-foot wide section.

Sec. 44-818. Driveway connection/access management

(a) Driveway Connection/Access Management

Driveways shall conform to the requirements in Table 44-818-1 below. Where the North Carolina Department of Transportation (NCDOT) Policy on Street and Driveway Access to North Carolina Highways conflicts with these regulations, the stricter of the two standards applies.

Table 44-818-1 Driveway Connections/Access Management, MUC-0 District

Frontage (feet)	Number of Driveways Allowed	Minimum Spacing (feet)
Less than 500	1	400
501-999	2	400
More than 1000	3	400



(b) Driveway separation

The minimum distance between a driveway and an existing State Road intersection shall conform to Table 44-818-2. Where the NCDOT Policy on Street and Driveway Access to North Carolina Highways conflicts, the stricter of the two standards applies.

Table 44-818-2 Driveway Separation, MUC-0 District

Street Type	Minimum Distance (feet)
Major/Minor Thoroughfare	500
Local/Collector Street	200

The minimum distance between four-way intersections on a Corridor Road shall be 1,500-feet.

(c) ***Off-site traffic improvements***

The requirements of § 44-809 (e) (5) shall apply to the MUC-0 District.

(d) ***Shared access***

The requirements found in § 44-809 (e) (6) shall apply to the MUC-0 District.

(e) ***Connected interior driveways/parking***

The requirements found in § 44-809 (e) (7a) and (e) (7b) apply to the MUC-0 District.

(f) ***Channelization***

Channelization improvements shall be considered where a site access study indicates the possible existence of significant turning conflicts involved with the new development. "Channelization" means the separation of conflicting traffic movements into well-defined paths of travel by traffic islands or significant pavement markings.

(g) ***Signalization***

Only after all other traffic improvements have been explored shall signalizations be installed.

(h) ***Street design***

All streets shall be designed and paved to meet the NCDOT standards. Streets can be designated as either public or private. Neighborhood streets shall be designed for a maximum 30 mph speed limit.

(i) ***Cul-de-sac length***

Cul-de-sac streets, designed to be so permanently, shall not be longer than 500-feet to the beginning of the turning point. Exceptions can be made in cases where unusual land configuration requires otherwise.

(j) ***Block length***

Block lengths shall not exceed 1000-feet, except upon findings that there is adequate justification for greater length.

(k) ***Curbing***

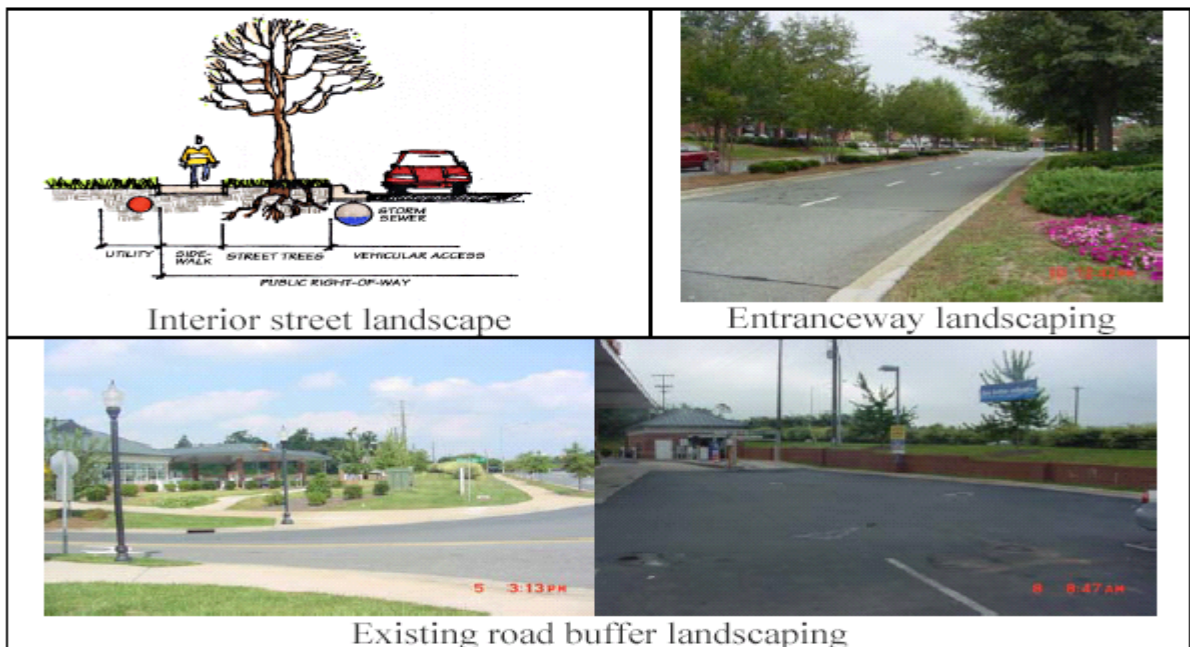
Interior streets shall be curbed. The standard 2'-6" curb and gutter section is preferred; however, concrete valley gutter is an allowable type.

Sec. 44-819. Streetscape landscaping

(a) ***Existing road buffer and interior street landscaping***

All public interior streets and development fronting along Corridor Roads shall provide the following along all street frontages:

- (1) 3 – 5 foot landscape strip between the curb and sidewalk.
 - (2) 5-foot wide sidewalk on both sides of street for mixed-use development.
 - (3) 10-foot (minimum) landscape strip behind the right-of-way (within the front setback).
 - (4) Street trees shall be planted on one side of the sidewalk. For interior streets, typical plantings must include a minimum 14 shade trees per 1,000-linear feet. For development fronting along a corridor road, street trees shall be planted 35-feet on-center on one side of the sidewalk. The trees shall be at least 8 feet tall at planting. Where aerial utility lines prohibit the installation of street trees, small maturing trees may be substituted with permission of Catawba County planning staff. All trees planted within the right-of-way shall require approval by NCDOT.
- (b) ***Entranceways***
- Multi-tenant, multi-parcel or multi-building developments must provide for the installation of a median-type entranceway at all entrances on major or minor thoroughfares. The median shall be grassed and landscaped with shrubbery and small decorative trees.
- (c) ***Entrance landscaping***
- Landscaping shall be provided at site entrances, in public recreation/open space areas and adjacent to buildings. The type and amount of landscaping required shall be allowed to vary with the type of development.



Sec. 44-820. Buffering and screening

(a) ***Residential buffers***

When a MUC-0 District directly abuts a residential zoning district, a 30-foot landscaped buffer meeting the requirements found in § 44-151 (c) (3) shall apply.

(b) ***Water body buffers***

When natural bodies of water are on site, the requirements found in § 44-809 (f) (9) shall apply to the MUC-0 district.

(c) ***Dumpster Screening***

Dumpsters or trash handling areas shall be screened from adjacent properties and from public view, with a minimum 6-foot high solid fence or wall using materials similar in appearance and durability as the principal structure. All such areas shall have a solid and closeable gate.

(d) ***Mechanical equipment screening***

Mechanical equipment at ground level shall be placed on the parking lot side of the building and away from buildings on adjacent sides. It shall be screened from the public street by walls, fencing and/or landscaping. Walls and fencing shall use materials similar in appearance and durability as the principal structure. Mechanical equipment on rooftops shall be screened from the view of the street with materials compatible with the building.

(e) ***Maintenance area screening***

All loading, shipping, storage, and maintenance areas viewed from the street shall be heavily landscaped with suitable vegetation, at least 6 feet tall, or other screening, also 6-feet tall, while providing sufficient space for ingress and egress of vehicles.

(f) ***Construction cleanup, maintenance, and Landscaping of disturbed land***

During the construction of a project, the requirements found in § 44-809 (f) (1-3) shall apply.



Sec. 44-821. Landscaping of parking areas

(a) *Parking area landscaping*

Interior parking area landscaping is required for parking areas located in the area between the Corridor Road and the principal building or structure. The parking areas shall include one shade tree per 10 parking spaces. The shade tree shall be at least 8 feet tall at planting. Tree planting areas within parking lots shall be at least 8 feet wide, a minimum of 200-square feet in area, edged with a curb at least 6 inches in height, and designed to minimize damage to trees by parking or moving vehicles. The remaining area shall be landscaped with plantings (bushes, shrubs, flower beds).

(b) *Perimeter parking area landscaping*

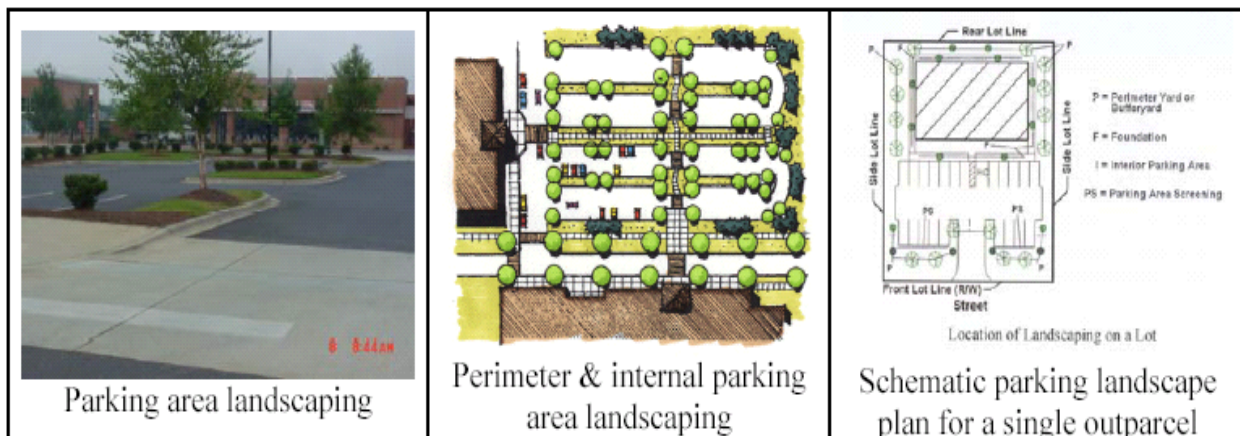
Large maturing canopy trees shall line the parking lot. Such trees shall be planted at a minimum of 40-feet on center and be a minimum of eight feet tall at planting. Tree planting strips at perimeter of lots shall be a minimum of 10-feet in width. The remaining area shall be landscaped with plantings (bushes, shrubs, flower beds). Where pre-existing overhead utility lines prevent the use of large maturing trees, the applicant may substitute small maturing trees, spaced at a minimum 30-feet on center.

(c) *Screening of parking areas*

When parking is permitted in areas that abut a Corridor Road, a continuous row of evergreen shrubs, a decorative masonry wall or combination berm/landscaping shall be installed to block the view of the parking lot from the traveling public.

(d) *Reduction in parking landscape requirements*

When the parking area is located outside of the interior of the buildings and is not visible from a public street, the landscaping requirements of the parking as noted in subsection (a) and (b) above may be relaxed to 50 percent of the dimensional requirements.



Sec. 44-822. Parking

The requirements found in Article IX (Off-Street Parking and Loading), shall apply to off-street parking requirements in the MUC-0 District. Additionally, the following requirements shall also apply to parking in the MUC-0 District:

(a) *Generally*

- (1) Parking is not encouraged in the area between the Corridor Road and a principal building or structure. If parking is proposed within this area, the parking area landscaping requirements noted in §44-821 (a) - (c) shall be met.
- (2) On-street parking is permitted. The number of required off street parking spaces shall be reduced by the number of on street parking spaces permitted along the lot frontage of the proposed development.

(b) *Off-Street Loading*

Off-street loading shall be screened from any abutting residential zoning district by a minimum 15-foot buffer as provided in § 44-151. No space designated as required off-street parking space for the general public shall be used as off-street loading space or maneuvering room for vehicles being loaded or unloaded.

(c) *Interior parking*

- (1) When a parking lot is located in front of a building, a pedestrian walkway shall connect a customer entrance to the public street.
- (2) Shared parking lots can be located in the interior sections of multiple-building developments provided screening, buffering, landscaping, pedestrian amenities and setbacks required by this Section are adhered to.

(d) *Connected parking areas*

Properties within the MUC-0 shall connect interior parking and driveways. Where adjacent property is vacant, sufficient provisions to connect to the properties shall be submitted.

(e) *Parking deck*

Buildings in excess of 50-feet in height will require a parking deck.

(f) *Commercial vehicle parking*

Parking of commercial vehicles shall not be visible from streets. Commercial vans are exempt from this requirement.

(g) ***Bicycle Parking***

A multi-building development should include an area for parking bicycles.



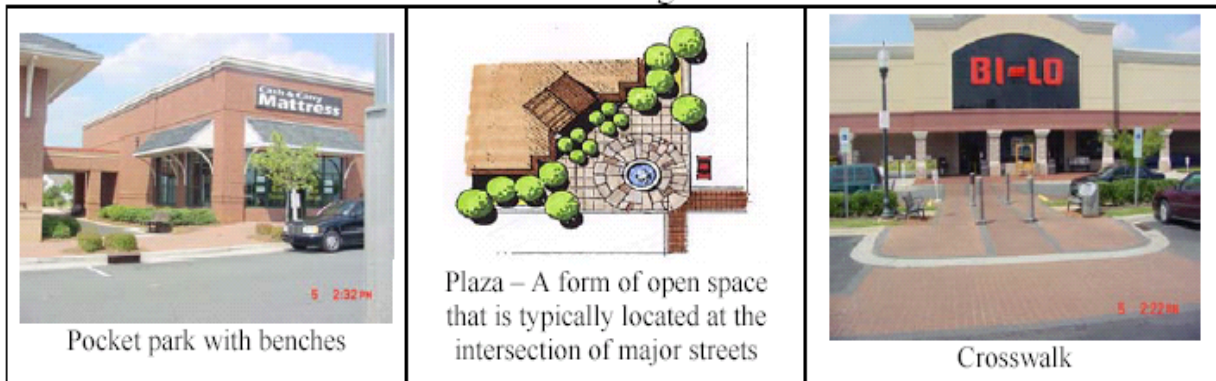
Sec. 44-823. Pedestrian design

Purpose: these standards provide a unified and well-organized arrangement of buildings, service areas, parking, pedestrian and landscaped common areas (including pocket parks), to provide for maximum comfort and convenience of visitors and employees. Commercial buildings are grouped in relation to parking areas such that, after visitors arriving by automobile enter the walkway system, establishments can be visited conveniently with a minimum of conflicts with vehicles. Pedestrian design enhancements are required in order to create an efficient and functional environment as well as promoting a sense of place.

(a) ***Pedestrian design requirements***

For multi tenant/building/parcel projects, the site plan shall include provisions for pedestrian-scale amenities, which may include benches, picnic tables, pocket parks, courtyards, plazas, water attractions and trash receptacles. An area shall be reserved for pedestrian use and/or open space and shall be improved and maintained accordingly. Such areas may include covered malls for general pedestrian use, exterior walkways/crosswalks, outdoor seating areas and the like where the facilities are available for common use by employees and visitors. Required buffer areas and setback yards as well as improved deck and roof areas may be used to meet this requirement.

Pedestrian Design



(b) ***Heavy traffic generators***

Service stations, fast food restaurants and similar uses, if provided, shall be so located that operations do not block pedestrian or traffic flows in other parts of the development.

(c) ***Location of loading zones and maintenance areas***

Loading zones where customers pick up goods shall be so located and arranged as to prevent interference with pedestrian movement within the development. Facilities and access routes for shopping center deliveries, servicing, and maintenance shall be so located and arranged as to prevent interference with pedestrian traffic in the center.

(d) ***Pedestrian travel***

All buildings or building clusters within the development shall be connected with linkages other than roads (sidewalks, bikeways and walking paths). When feasible, as determined by the Planning Director or designee, linkages shall be provided between adjacent existing developments and/or shall continue to the site parcel line to provide access to adjacent future developments. Pedestrian access may be provided at any suitable locations within the district, but shall, where practicable, be separated from vehicular access points in order to reduce congestion, marginal friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movements safely.

Sec. 44-824. Lighting

Purpose: this Section provides direction in controlling light spillage and glare so as not to adversely affect motorists, pedestrians, and land uses of adjacent properties. Lighting intensities should be controlled to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists.

The following general provisions shall apply to lighting standards located in the MUC-0:

(a) ***Generally***

- (1) Light fixtures (not attached to buildings) shall be affixed to a decorative pole, which may be of metal, fiberglass, or concrete. Wooden poles are not permitted.
- (2) All fixtures shall be either semi-cutoff or full-cutoff fixtures only.
- (3) The maximum height of the light source (light bulb), detached from a building, shall be 20-feet.
- (4) No fixture shall be located within 20-feet of a residentially zoned property.
- (5) Floodlights, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features unless they are an integral architectural element that is designated on the development plan. On-site lighting may be used to accent architectural elements and shall not illuminate entire portions of building(s). Floodlights or other type of lighting attached to light poles that illuminate the site and/or building(s) are prohibited.

(b) ***Outdoor illumination of building, landscaping and signs***

The following provisions apply to the outdoor illumination of buildings, landscaping and signs:

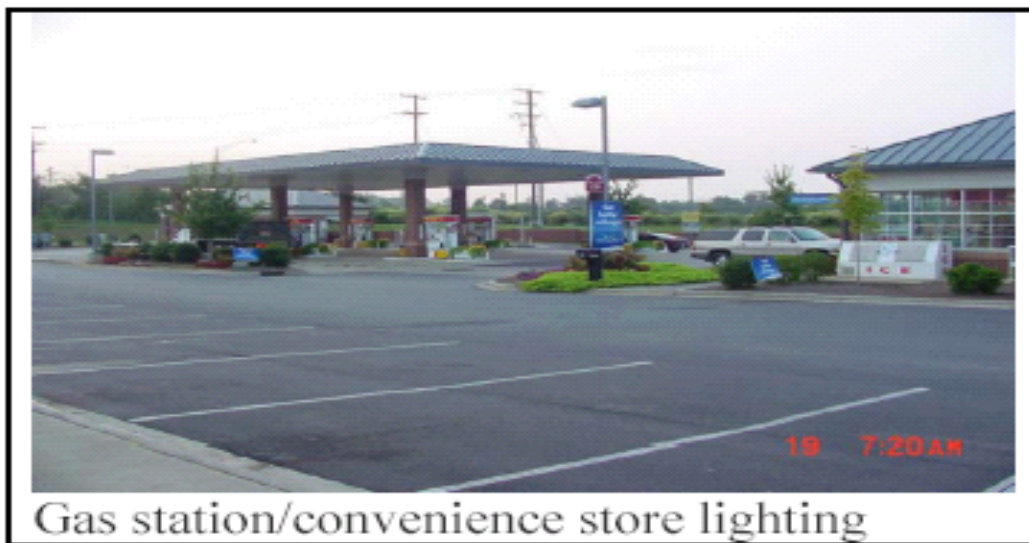
- (1) Exterior lighting should be integrated with the architectural character of the building. To avoid light spillage, only semi-cutoff, cutoff, or full cutoff fixtures shall be used.
- (2) The unshielded outdoor illumination of any building or landscaping is prohibited.
- (3) Lighting fixtures used to illuminate a sign either shall be by directed ground lighting sign or mounted on the top of the sign and shall be shielded from the sight of passing motorists.

(c) ***Lighting for Gas Station/Convenience Store Aprons and Canopies***

In addition to the provisions of subsections (a) and (b), above, the following provisions shall apply:

- (1) The lighting fixture bulbs shall be recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling so that light is restrained to no more than 85 degrees from vertical.

- (2) As an alternative to recessed ceiling lights, indirect lighting may be used where the light is directed upward and then reflected down from the underside of the canopy. In this case, light fixtures shall be shielded so that direct illumination is focused exclusively on the underside of the canopy.
- (3) Lights shall not be mounted on the top or sides (facia) of the canopy, and the sides of the canopy shall not be externally illuminated.
- (4) The lighting for new facilities (pump islands and under canopies) shall not exceed the average horizontal illumination of 10 foot-candles at grade level.
- (5) Wall Packs on buildings may be used in locations such as rear service doors and loading bays. They are not intended to draw attention to the building or provide general building or site lighting. Wall Packs on the exterior of the building shall be fully shielded (true cut-off type-bulb or light source not visible from off-site) to direct the light downward and be of low wattage (100 watts or lower).



(d) ***Prohibited Lighting and Fixtures***

The following are prohibited:

- (1) Drop lenses, vertical burn lamps, and similar lighting fixtures
- (2) Canopies and awnings used for building accents shall not be internally illuminated
- (3) Flashing, colored or obtrusive lighting

- (4) The use of laser source light or any similar high intensity light for outdoor advertising or entertainment
- (5) The operation of searchlights for advertising purposes
- (6) Black lights and neon lights (including argon and similar rare gas fixtures), except for signage

Sec. 44-825. Signs

The following requirements shall apply to all signage in the MUC-0 District:

(a) ***Generally***

All signs delineated on a site plan shall conform to the requirements in Article XV of this chapter, except where the requirements included in this subsection are more restrictive. Additionally, the following shall apply:

- (1) No on-site sign larger than six square feet may be located closer than 100 feet from another similar or larger sign.
- (2) All signs shall be located in such a manner to avoid impeding the view of motorists or pedestrians.
- (3) No signs shall be located in any street right-of-way. Signs may be placed in the landscaped buffer areas.

(b) ***Permitted Signs***

The following signs are permitted:

- (1) One freestanding sign, having not more than two sign surface areas, may be erected. Such signs may not exceed 300-square feet and may not be over 20-feet in height.
- (2) One wall sign or awning sign shall be permitted for individual establishments or buildings within the project for each wall exposed to adjoining streets. The sign shall be mounted on the building and not extend above its lower roofline. Such sign shall not exceed ten percent of the area of the wall involved or 30-square feet.
- (3) Signs directing traffic shall be permitted but shall not exceed five square feet per side.

(c) ***Prohibited signs***

The following signs are prohibited on any land in the MUC-0:

- (1) Portable signs
- (2) Roof signs
- (3) Mechanical movement signs
- (4) Posters, streamers, or similar devices used to attract attention to the site, advertise a product or communicate a message
- (5) Windblown signs (banners, balloons, streamers, etc.)
- (6) Electronic changeable copy signs



This ____ day of _____, 2004

Katherine W. Barnes, Chair
Catawba County Board of Commissioners